

# 13K - LRA OPERATIONS

## Operational Summary

### Mission:

To successfully plan, construct, and implement the Board approved reuse plan for MCAS El Toro; keep the public and Board informed of LRA activities; be fiscally and legally responsible; make best possible use of MCAS El Toro assets during the interim period.

### Strategic Goals:

- Protect and maintain the assets and facilities of the MCAS El Toro.
- Provide and facilitate the interim use of the assets and facilities of the MCAS El Toro to the benefit of the residents and businesses of the County.
- Minimize the financial impact of maintaining and operating the MCAS El Toro on County funds.

### Key Outcome Measures:

Performance Measure	FY 2000-2001 Results	FY 2001-2002 Target	How are we doing?
<b>PERCENTAGE OF MCAS EL TORO ASSETS MAINTAINED CONSISTENT WITH MASTER LEASE REQUIREMENTS.</b> <b>What:</b> The LRA is charged with protecting and maintaining MCAS El Toro assets and facilities. <b>Why:</b> The Master Lease requires the LRA to protect and maintain MCAS El Toro assets and facilities.	The LRA is in full compliance with the Master Lease.	LRA anticipates full compliance with the Master Lease.	The LRA is currently in full compliance with the Master Lease.
<b>PERCENTAGE OF THE BUILDING SPACE WITHIN THE MCAS EL TORO DETERMINED TO BE FEASIBLE TO LEASE.</b> <b>What:</b> Inspections identify required improvements to ensure compliance with State and local regulations. <b>Why:</b> Buildings cannot be leased without ensuring compliance with State and local regulation.	The LRA identified 43 buildings for sublease and completed preliminary building inspections.	Complete additional building inspections and receive approval from the Navy for building subleases.	The building inspections and the amendment to the Master Lease, allowing sublease of selected buildings, are anticipated by the end of the fiscal year.
<b>PERCENTAGE OF COSTS OF OPERATING AND MAINTAINING THE BASE FUNDED BY REVENUES FROM THE MASTER LEASE.</b> <b>What:</b> Costs for maintaining and operating the community service programs are greater than the revenues. <b>Why:</b> To minimize the financial impact to the County.	Market rate adjustments were completed for the golf course, stables, recreational vehicle storage lot, and the agricultural leases.	The LRA will evaluate and identify opportunities for reducing operating and maintenance costs. This may include preparing Request for Proposals to solicit bids for the base maintenance activities and the community service programs to determine if there are lower cost options.	The LRA completed its first year under the Master Lease and will use this base year as a measure to evaluate future opportunities in FY 01/02.

### At a Glance:

Total FY 2000-2001 Actual Expenditure + Encumbrance:	8,036,335
Total Final FY 2001-2002 Budget:	14,194,578
Percent of County General Fund:	N/A
Total Employees:	20.00

### Fiscal Year 2000-01 Key Project Accomplishments:

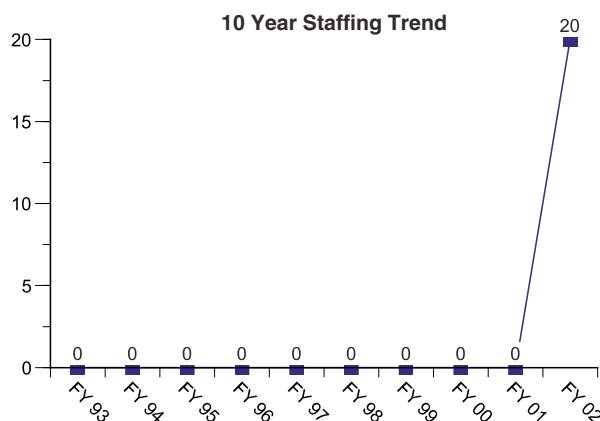
- Creation of an independent department for the Local Redevelopment Authority (LRA).
- Development and approval of the Master Lease between the U.S. Government and the County for the facility.
- Development and approval of the staffing plan and budget for the LRA.
- Granting of retrocession, (i.e., legal jurisdiction), from the State to the County for the base.

**MASTER LEASE ADMINISTRATION** - Implements Board policy in regard to the reuse of the former El Toro Marine Corps Air Station.

**CARETAKER ACTIVITIES** - In September 2000 the County entered into an interim lease with the U.S. Government for the property at the former air station. One of the key terms of this lease gives the County the responsibility for protecting and maintaining the leased property and improvements.

**COMMUNITY SERVICE PROGRAM** - The base includes several facilities that provide beneficial use to the Community and generate substantial revenue that offset some of the cost of operating and maintaining the facility. There is potential for additional use of the grounds and facilities of the base. The LRA will identify and evaluate such opportunities.

### Ten Year Staffing Trend:



### Ten Year Staffing Trend Highlights:

- The LRA has submitted an augmentation increasing positions from 18 to 20 full time employees.

## Budget Summary

### Plan for Support of the County's Strategic Priorities:

The LRA staff are committed to reducing the Net County Cost of the Master Lease by increasing revenues from the use of the assets and facility and through reducing costs associated with operating and maintaining the facility.

### Changes Included in the Base Budget:

FY 2001/02 will be the first full year of operations for the LRA.

## Approved Budget Augmentations and Related Performance Results:

Unit/Amount	Description	Performance Plan	Ref. Num.
<b>Fund 13K - Administration and Finance</b> <b>Amount: \$ 90,327</b>	Staffing augmentation for FY 01/02.	Enable LRA to maximize use of base assets, respond to requests, and support final planning phase.	13K-001

## Final Budget and History:

Sources and Uses	FY 1999-2000 Actual Exp/Rev <sup>(1)</sup>	FY 2000-2001 Final Budget	FY 2000-2001 Actual Exp/Rev <sup>(1)</sup>	FY 2001-2002 Final Budget	Change from FY 2000-2001 Actual	
					Amount	Percent
Total Positions	N/A	0	N/A	20	20	0
Total Revenues	0	0	8,541,986	14,194,578	5,652,592	66
Total Requirements	0	0	7,461,415	14,194,578	6,733,163	90

(1) Amounts include prior year expenditures and exclude current year encumbrances. Therefore, the totals listed above may not match Total FY 2000-01 Actual Expenditure + Encumbrance included in the "At a Glance" section.

Detailed budget by expense category and by activity is presented for agency: LRA OPERATIONS in the Appendix on page 539.

## Highlights of Key Trends:

- The LRA will identify and evaluate opportunities for increased use of the assets and facilities. This will include reviewing building space on the base to determine its feasibility for lease given improvement needs and potential term of any lease.

## Budget Units Under Agency Control

No.	Agency Name	MASTER LEASE ADMINISTRATION	CARETAKER ACTIVITIES	COMMUNITY SERVICE PROGRAM	TOTAL
030	LRA NON AVIATION PLANNING	0	0	0	0
13K	LRA OPERATIONS	4,735,006	5,044,144	4,415,428	14,194,578
14M	LOCAL REDEVELOPMENT AUTHORITY	12,962,612	0	0	12,962,612
<b>Total</b>		<b>17,697,618</b>	<b>5,044,144</b>	<b>4,415,428</b>	<b>27,157,190</b>